

# APPROVED

JAN 01 2023

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 23-005

DATE January 05, 2023

C.D. 13

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: LEMON GROVE RECREATION CENTER – CONCEPTUAL APPROVAL OF BUILDING IMPROVEMENTS (PRJ21688) PROJECT – COMMITMENT OF PARK FEES

B. Aguirre \_\_\_\_\_ M. Rudnick \_\_\_\_\_  
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 B. Jackson \_\_\_\_\_ N. Williams \_\_\_\_\_

  
 \_\_\_\_\_  
 General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

If Approved: Board President *Aylin Pagan* Board Secretary *Sakisha Sarden*

**RECOMMENDATION**

1. Preliminarily approve the conceptual scope of work and preliminary budget of Lemon Grove Recreation Center – Conceptual Approval of Building Improvements (PRJ21688) Project (Project), as described in the Summary of this Report; and
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers a maximum of Four Million, Nine Hundred Ninety-Six Dollars and Eighty-Three Cents (\$4,000,996.83) in Park Fees, for the proposed Project; and

| <u>FUNDING SOURCE</u> | <u>FUND/DEPT./ACCT. NO.</u> | <u>WORK ORDER NO.</u> |
|-----------------------|-----------------------------|-----------------------|
| Park Fees             | 302/89/89716H               | QT074085              |
| Park Fees             | 302/89/89718H               | QP002271              |
| Park Fees             | 302/89/89718H               | QP000545              |
| Park Fees             | 302/89/89718H               | QP001927              |
| Park Fees             | 302/89/89718H               | QP002275              |
| Park Fees             | 302/89/89718H               | QP001532              |
| Park Fees             | 302/89/89718H               | QP002170              |
| Park Fees             | 302/89/89716H               | QT078424              |
| Park Fees             | 302/89/89718H               | QP002771              |
| Park Fees             | 302/89/89718H               | QP002333              |
| Park Fees             | 302/89/89718H               | QP002532              |
| Park Fees             | 302/89/89718H               | QP002585              |
| Park Fees             | 302/89/89718H               | QP002413              |

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|           |               |          |
|-----------|---------------|----------|
| Park Fees | 302/89/89718H | QP002585 |
| Park Fees | 302/89/89718H | QP002413 |
| Park Fees | 302/89/89718H | QP002461 |

3. Direct Department of Recreation and Parks (RAP) staff to return to the Board of Recreation and Park Commissioners (Board) for approval of a final scope of work, total budget, and California Environmental Quality Act (CEQA) determinations regarding the Project prior to RAP implementing the Project;
4. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Lemon Grove Recreation Center is located at 4959 Lemon Grove Avenue in the Hollywood area of the City. This 3.87-acre facility provides a recreation center, baseball field, outdoor fitness equipment, basketball courts, and a jogging path. Approximately 13,319 City residents live within a one-half (1/2) mile walking distance of Lemon Grove Recreation Center. Due to the facilities, features, programs, and services it provides, Lemon Grove Recreation Center meets the standard for a community park as defined in the City's Public Recreation Plan.

### CONCEPTUAL PROJECT SCOPE

The conceptual and preliminary scope of work of the proposed Project includes the following:

- Improvements to the recreation center including accessibility upgrades.

The final scope of work and design is not yet completed. Once the final scope of work and design is determined, staff will return to the Board of Recreation and Parks Commissioners (Board) for consideration and approval of the final scope of work for the proposed Project prior to RAP implementing the Project.

### PRELIMINARY PROJECT FUNDING

Upon approval of this Report, Four Million, Nine Hundred Ninety-Six Dollars and Eighty-Three Cents (\$4,000,996.83) in Park Fees can be committed to the proposed Project.

These Park Fees were collected within five (5) miles of Lemon Grove Recreation Center, which is the standard distance for the commitment of Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

The total budget for the Project is unknown at this time. RAP staff will return to the Board for approval of a final total budget for the Project prior to implementation of the Project.

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### FUNDING SOURCE MATRIX

| <b>Source</b> | <b>Fund/Dept/Acct</b> | <b>Amount</b>         | <b>Percentage</b> |
|---------------|-----------------------|-----------------------|-------------------|
| Park Fees     | 302/89/89716H         | \$154,004.91          | 4%                |
| Park Fees     | 302/89/89718H         | \$3,846,991.92        | 96%               |
| <b>Total</b>  |                       | <b>\$4,000,996.83</b> | <b>100%</b>       |

### PROJECT CONSTRUCTION

It is currently unknown if sufficient funding has been identified for the proposed Project. It is also unknown when construction is anticipated to begin. RAP staff will return to the Board with identification of all funding required for the proposed Project and an anticipated date of commencement for construction of the Project prior to implementation of the Project.

### TREES AND SHADE

It is unknown if the proposed Project will have an impact on the existing trees and shade at Lemon Grove Recreation Center.

### ENVIRONMENTAL IMPACT

The proposed scope of this Project consists of improvements to the recreation center including accessibility upgrades. Staff will return to the Board with CEQA determinations for Board approval upon submittal of the final scope of work to the Board.

### FISCAL IMPACT

The approval of this commitment of Park Fees for this Project will have no fiscal impact on RAP's General Fund. The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Park Fees or funding sources other than RAP's General fund, which are not finalized at this time. The maintenance of the proposed park improvements are unknown at this time.

### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

**Goal No. 1:** Provide Safe and Accessible Parks

**Outcome No. 2:** All parks are safe and welcoming

**Result:** The improvements at Lemon Grove Recreation Center will enhance the park user's experience.

This Report was prepared by David Lee, Management Assistant, Planning, Maintenance and Construction Branch.